

Clarksville Pike Urban Design Overlay

Community Meeting #2

Council Member Nick Leonardo (District 01)

Metro Planning Staff

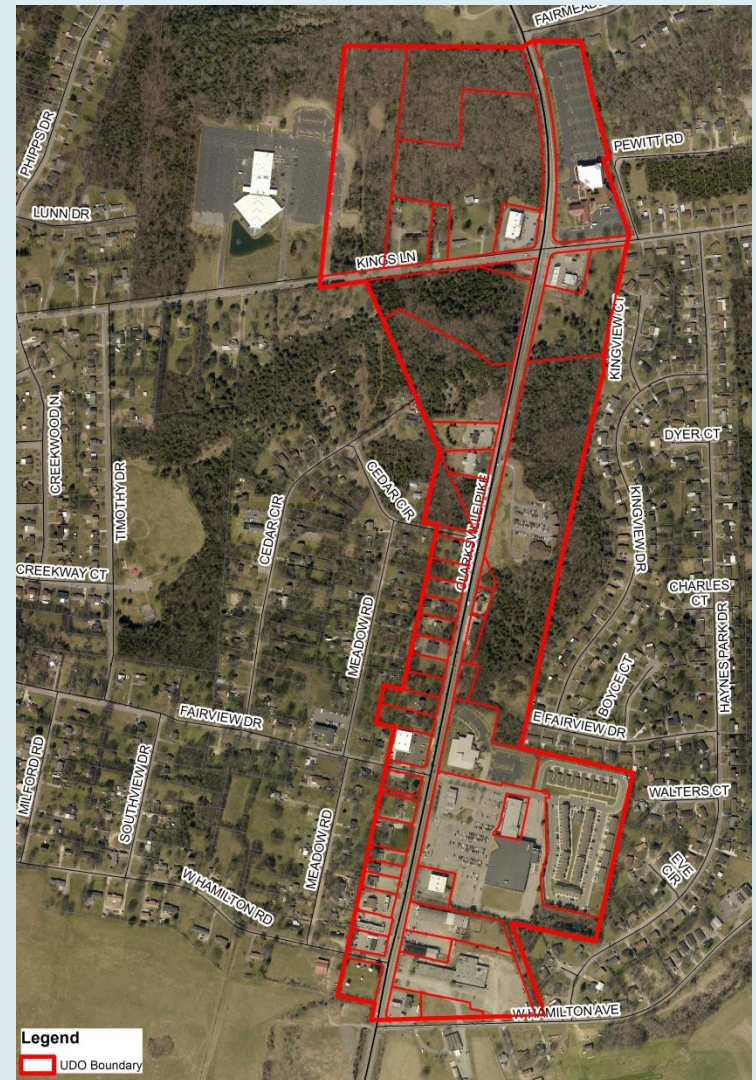
Agenda

- Meeting #1 Summary
- UDO Name
- Discuss UDO Standards
- Timeline & Next Steps

Meeting #1 Summary

What is a UDO?

1. A Zoning tool that requires specific design standards for development in a given area.
2. UDO design standards ***do not replace the base zoning*** but have the same force and effect as base zoning.
3. Protects the pre-existing character or creates a new character in a given area.



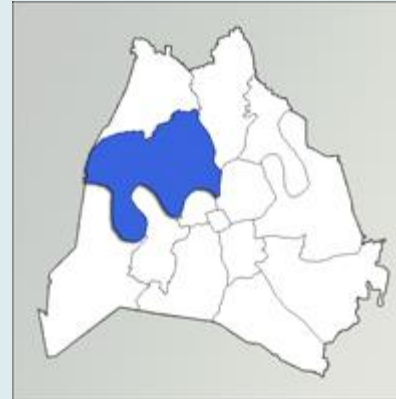
Meeting #1 Summary

Purpose of UDO

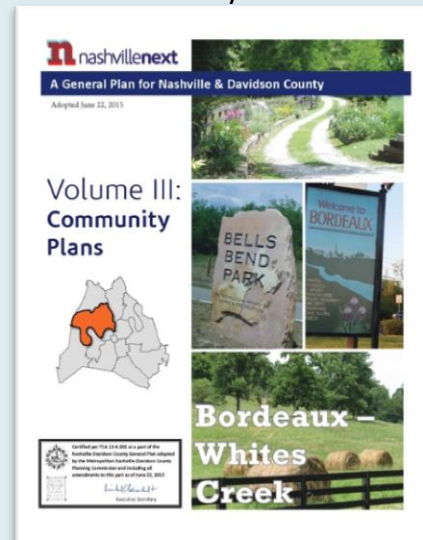
“The UDO provides

***a framework for a consistent
development pattern***

& a harmonious streetscape
along Clarksville Pike that is
both high quality and
pedestrian friendly.”



Bordeaux-Whites Creek
Community Plan area



Development scenarios from
2004 Clarksville Pike DNDP

UDO Name

Related to:

- Community area, i.e. Bordeaux
- Permanent feature, i.e. Road Intersection
- Community landmarks, i.e. Park
- Historical, i.e. Person or Event
- Other

Email suggestions to: **singeh.saliki@nashville.gov**

What does a UDO regulate?

A UDO may regulate:

- Building Design** {
 - Building mass, orientation, and placement
 - Architectural Design
- Site Design** {
 - Site & Landscaping Design
 - Streetscape Elements
 - Access, Parking, Service & Loading Design
 - Signage

A UDO does not regulate:

- Transportation
- Stormwater
- Parks/Green Space
- Land Use

UDO Building Types Established

Residential

- Single-Family House
- Duplex
- Townhouse
- Apartments



Mixed-Use or Non-Residential

- Mixed-Use
- Commercial
- Office



Civic

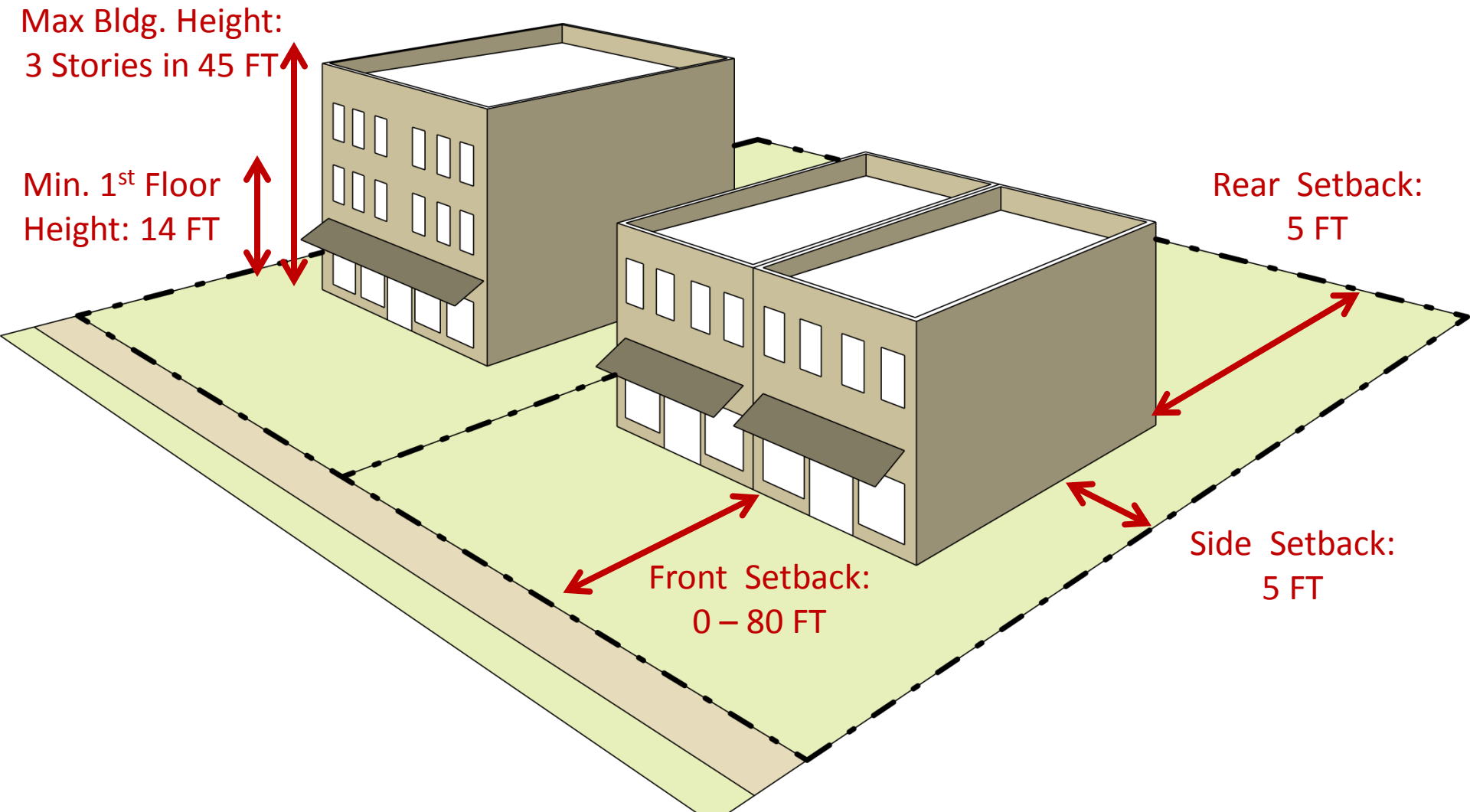
For community use or benefit by governmental, cultural, educational, public welfare, or religious organizations



Building Standards Comparison

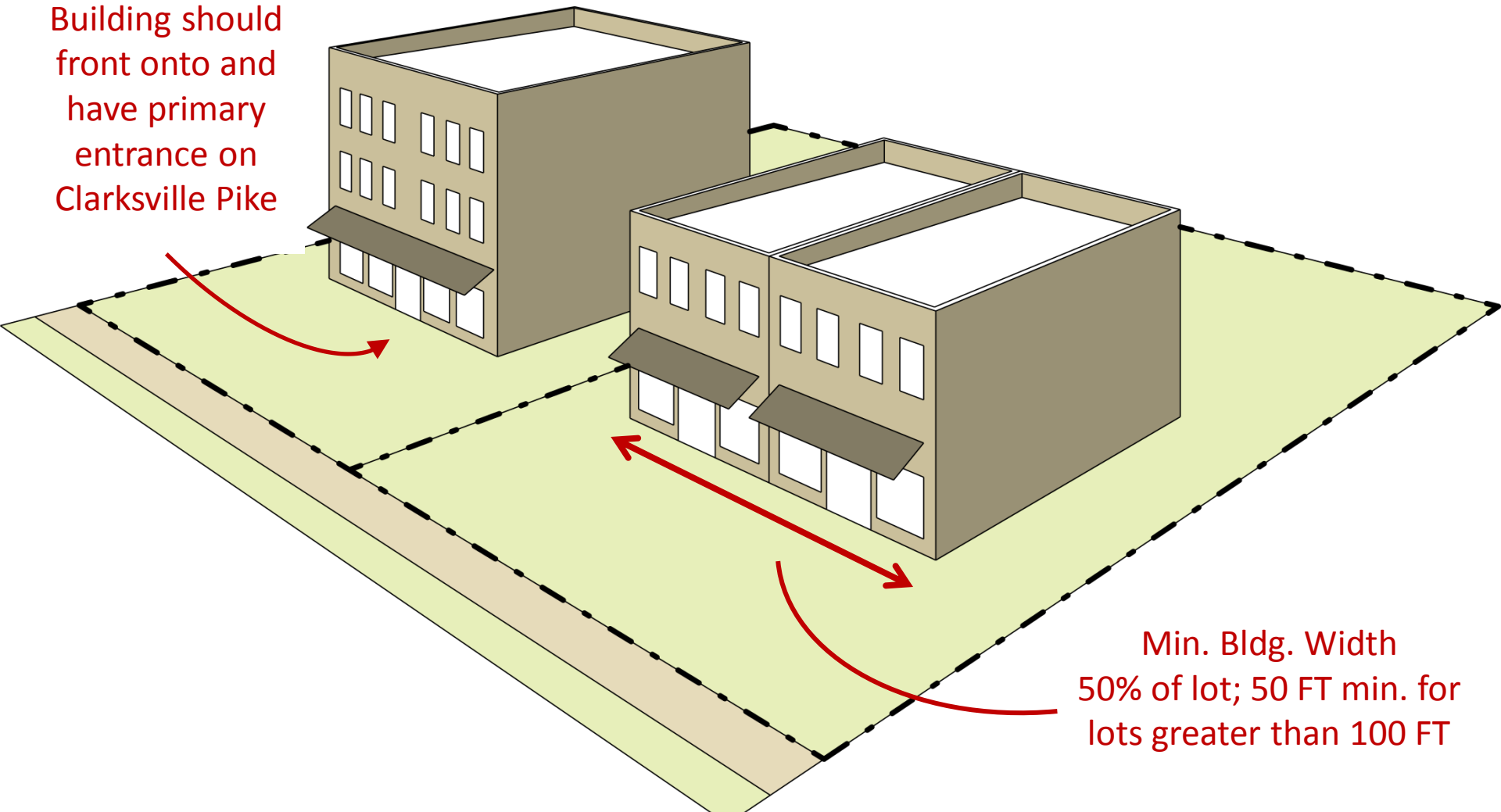
Proposed UDO	Overall Height	Max. Height at setback	Street Setback	Side setback	Rear Setback
Residential: One- and Two-Family	3 stories w/in 45'	n/a	20' min - 80' max	Per base Zoning	Per base Zoning
Residential: Multi-Family					
Mixed Use and Non-Residential			5' min - 80' max		
Civic				5'	5'
Existing Zoning	Overall Height	Max. Height at Setback	Street Setback	Side Setback	Rear Setback
Single and Two-Family					
RS40	3 stories		40'	15'	20'
RS15	3 stories		40'	10'	20'
RS7.5	3 stories		40'	5'	20'
RM15	3 stories		40'	5'	20'
MUL	3 stories		40'	3'	20'
Multi-Family and Non-Residential					
RS40		20'	40'	25'	20'
RS15		20'	40'	20'	20'
RS7.5		20'	40'	15'	20'
RM15		20'	40'	10'	20'
Mixed-Use and Non-Residential					
MUL		3 stories w/n 45'	10'	0'	20'
CL		30'	15'	0'	20'
CS		30'	15'	0'	20'
SCN		20'	20'	0'	20'

UDO Building Standards - Setbacks & Height



UDO Building Standards – Façade & Orientation

Building should
front onto and
have primary
entrance on
Clarksville Pike

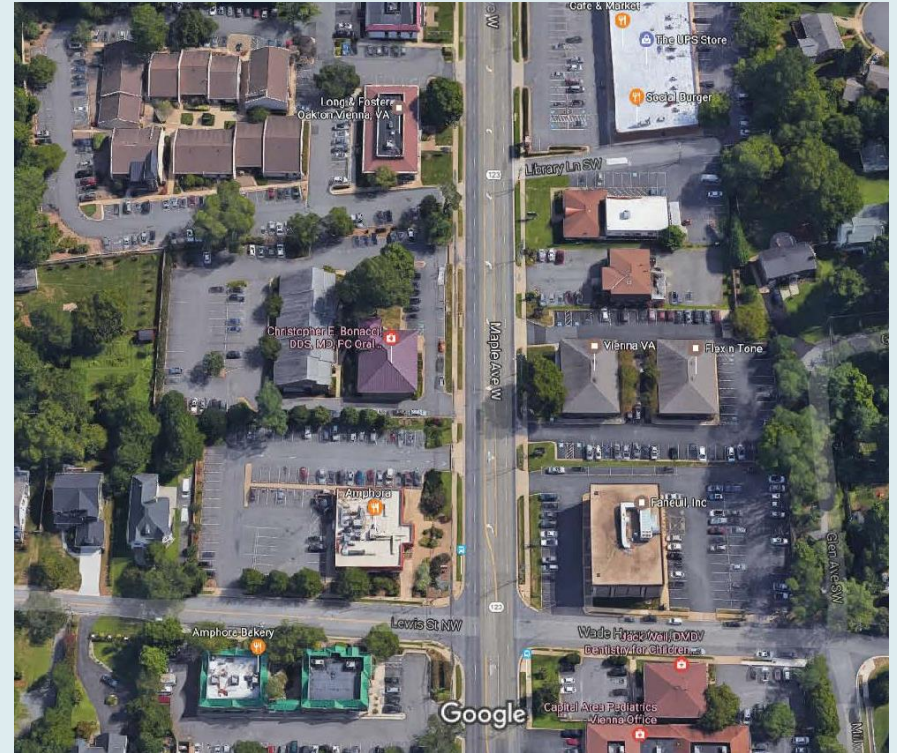


Min. Bldg. Width
50% of lot; 50 FT min. for
lots greater than 100 FT

Visual Preference – Building Setback



A

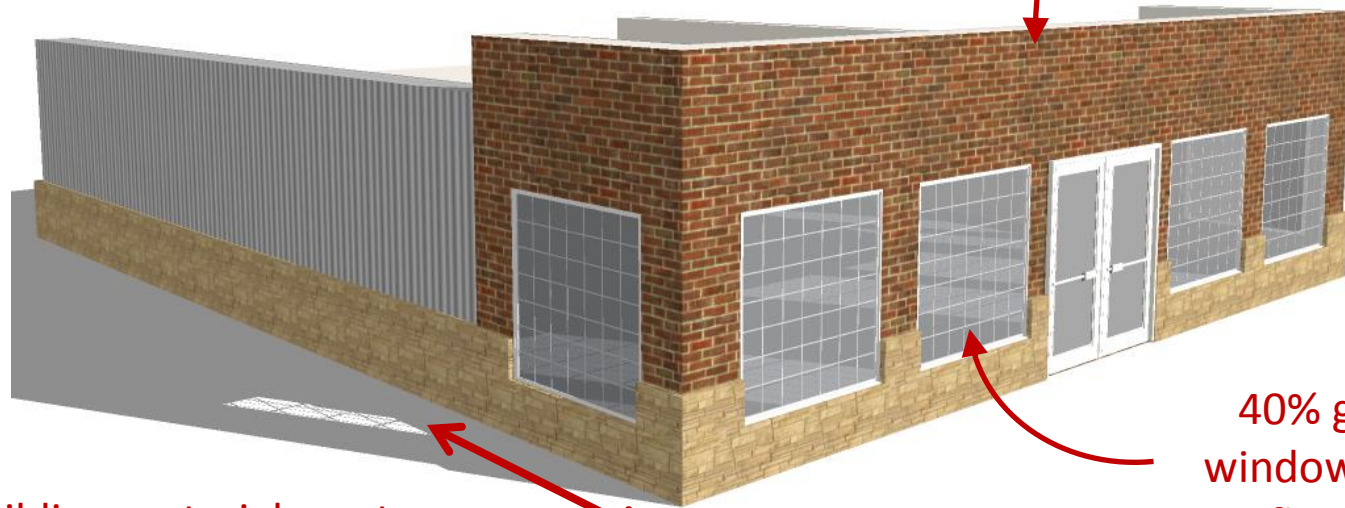


B

UDO Building Standards – Architectural Design & Materials



Front of building to
be made of a High
Finish Material
(i.e. Brick, Stone,
Hardy-Board)



Building material must wrap
around corner a min. 10 FT

40% ground floor
windows; 25% upper
floor windows

Visual Preference – Streetscape

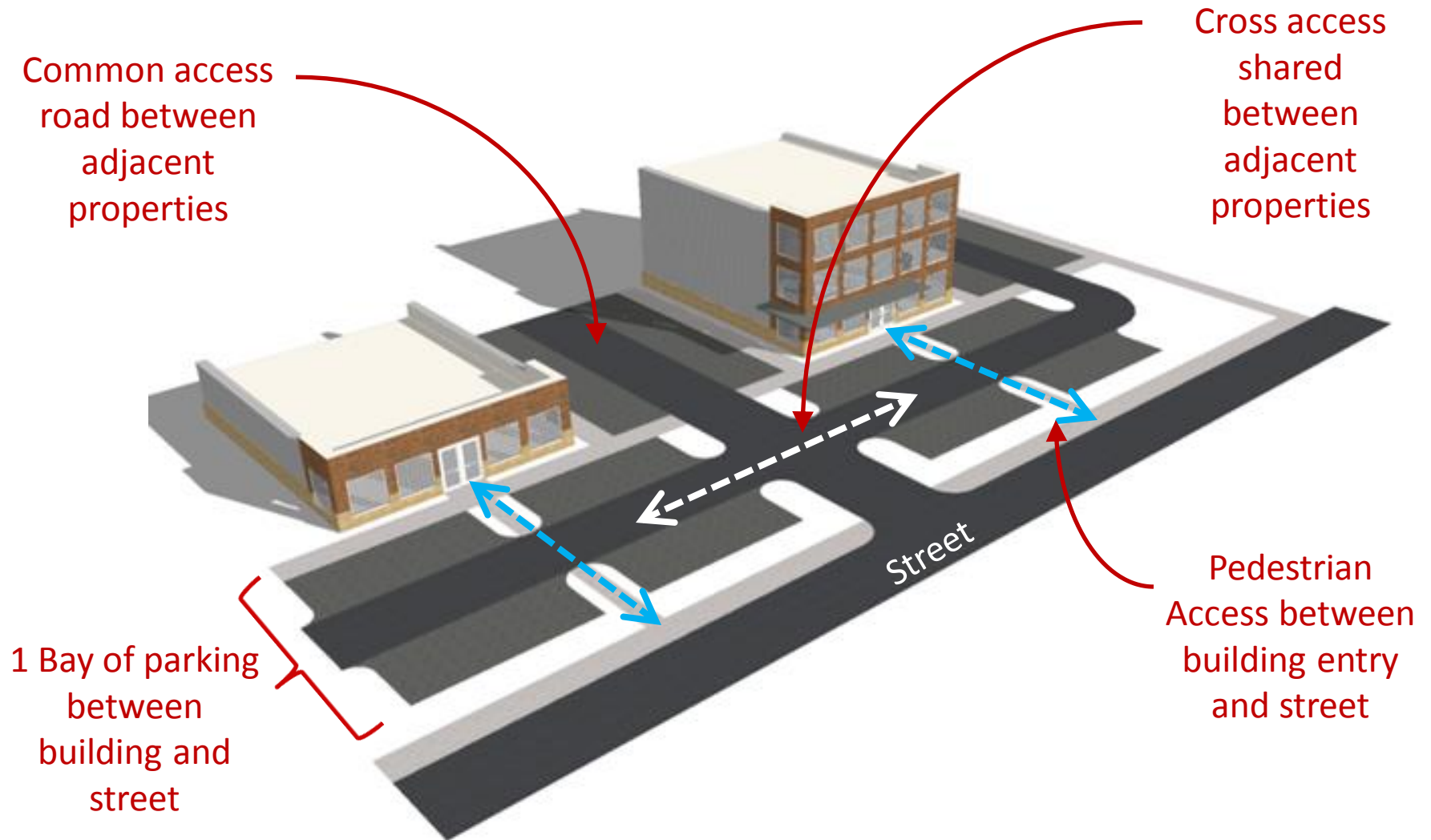


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UDO Site Design - Parking & Access



UDO Site Design - Landscaping



Visual Preference – Parking Area Design

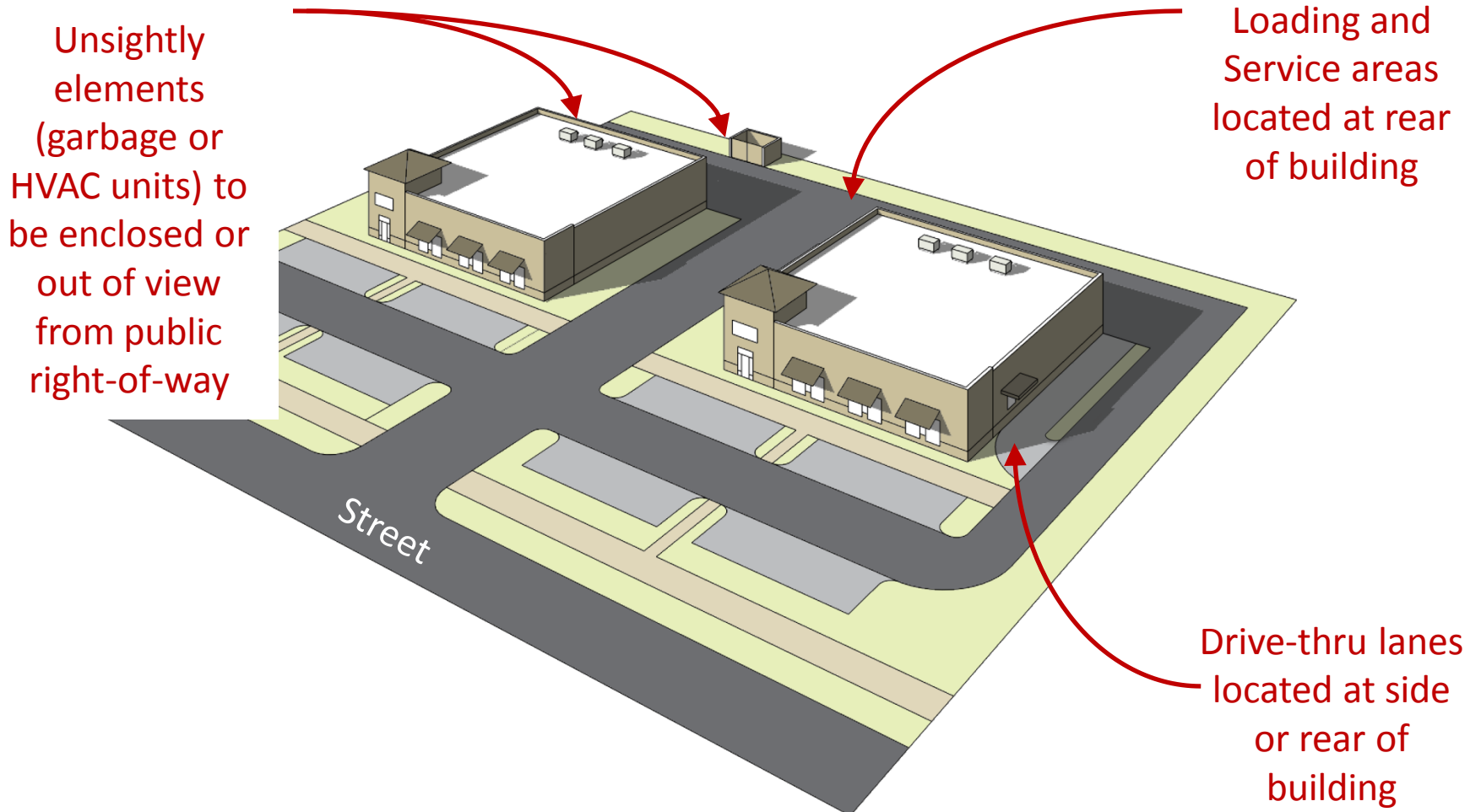


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B

UDO Site Design - Service & Loading



UDO Signage Standards

Ground Signs



Pillar Sign



Monument Sign

- Maximum Display Surface Area
- Maximum Height
- How far may a sign project outward from the building
- How many signs are permitted

Building Signs



Wall Sign



Projecting Sign



Awning Sign



Window Sign

Visual Preference – Signage



A



B

Timeline & Next Steps

Community Meeting # 3

Monday, March 27th, 2017 at 6pm

Bordeaux Library – Tentative

4000 Clarksville Pike

Metro Planning Commission – Tentative Early Summer

Metro Council – Tentative Late Summer

Contact: Singeh Saliki

Singeh.Saliki@Nashville.gov

(615.862.7165)

For more information, visit <http://www.nashville.gov/Planning-Department.aspx>

